

**CITY OF HANNIBAL**  
**OFFICIAL PUBLIC HEARING**

**Tuesday, February 2, 2021**  
**6:45 p.m.**  
**Council Chambers**

**CALL TO ORDER**

It being the appointed time, Mayor Hark opened the 6:30 p.m. Public Hearing, relating to the rezoning of property located in the Houck addition, second revision.

He then turned the Public Hearing over to Edie Graupman, DPW Management Assistant.

**EDIE GRAUPMAN – DPW MGMT ASSISTANT**  
**Re: Rezoning – Lot 5 in Houck Addition, Second Revision**  
**A-One & Two Family to B-Multiple Family**  
*Koontz Properties, LLC*

Graupman advised that the City received a rezoning application from Koontz Property, LLC. This request is to rezone property located at the southwest corner of the intersection of Munger Lane and Stardust Drive. This property is legally described as Lot 5 of the Houck Addition, second revision, and is currently owned by Girard and James and Jennifer Secker Trust. The request is to have the property rezoned from A-One & Two Family to B-Multiple Family.

This request went before the Planning & Zoning Commission on January 21, 2021, which was done as a virtual meeting, as the City isn't meeting in public. Notices were sent to residences within 185 feet of the property and the hearing notice was advertised in the newspaper and included the zoom information, so the public could attend if desired. The Commission received one (1) positive comment and one (1) negative comment in relation to the request. The Planning & Zoning Commission approved giving a positive recommendation to move forward to present the request to City Council. The purchase of this property, by Koontz Properties, LLC, is contingent upon the approval to rezone the property. If it's not rezoned the buyer does not plan to proceed with purchasing from the Secker Trust.

Mayor Pro Tem Dobson advised Council that his first question, as a Commissioner on the Planning & Zoning Commission, related to the development of the property, and if it would be government funded or privately developed, which he was advised it would be a private development. Graupman advised this project would be a \$5 million investment for the City of Hannibal.

## **PUBLIC COMMENTS**

They Mayor then asked for anyone who wished to speak for or against the rezoning to come forward, with there being none.

## **ADJOURNMENT**

With no additional comments from Council, Mayor Hark then closed the Public Hearing.

*City of Hannibal*

**OFFICIAL COUNCIL PROCEEDINGS**

**Tuesday, February 2, 2021  
Council Chambers  
7:00 p.m.**

**ROLL CALL**

**Present:** Council Member McCoy, Mayor Pro Tem Dobson, Council Member Cogdal, Mayor Hark, Council Members Bowen, Welch and Veach - 7

**Absent:** - 0 -

**CALL TO ORDER**

There being a quorum present, Mayor Hark called the meeting to order.

**INVOCATION**

The invocation was then given by Council Member Cogdal.

**PLEDGE OF ALLEGIANCE**

Mayor Hark then requested City Clerk Zerbonia to lead the Pledge of Allegiance to the Flag.

**APPROVAL OF AGENDA**

A motion was made by Mayor Pro Tem Dobson to approve the agenda, as presented and posted. The motion was seconded by Council Member Veach.

Motion carried.

**APPROVAL OF MINUTES**

**Regularly Scheduled Council Meeting – January 19, 2021**

A motion was made by Council Member McCoy to approve the minutes from the regularly scheduled Council meeting held January 19, 2021. The motion was seconded by Council Member Veach.

Motion carried.

**APPROVAL OF PAYROLL AND CLAIMS**  
**Second Half – January 2021**

A motion was made by Council Member Veach to approve the payroll and claims for the second half of January, 2021. The motion was seconded by Council Member Bowen.

Motion carried.

**JAMES R. HARK - MAYOR**  
**Re: Approval of Appointment**

Mayor Hark reminded Council of the candidate he presented for recommendation of appointment during the last Council meeting. He is recommending Kevin Knickerbocker be approved to be appointed to the Hannibal Library Board.

**HANNIBAL LIBRARY BOARD**

- Kevin Knickerbocker – appointment for an unexpired term to expire June 2021

A motion was made by Mayor Pro Tem Dobson to appoint Kevin Knickerbocker to the Hannibal Library Board for an unexpired term to expire June, 2021. The motion was seconded by Council Member McCoy.

Motion carried.

**LISA PECK – CITY MANAGER**  
**Re: North Street Flood Protection Project – Authorization for Entry**  
*US Army Corps of Engineers*  
*(Resolution No. 2315-21, to follow)*

City Manager Lisa Peck advised a Resolution will follow which will authorize the Army Corps of Engineers to access City property located on North Street, where the road and storm sewer was damaged as a result of the 2019 flood. This access will allow the Corps to repair their portion, which is from the “toe” of the levy to the alley area. The other damaged areas will be funded by FEMA.

Mayor Pro Tem Dobson questioned which alley Peck was referring to, in which she advised it’s the alley directly behind Mark Twain Brewery.

Mayor Hark stated Resolution No. 2315-21 is follow, for approval.

**ANGELICA ZERBONIA – CITY CLERK**  
**Re: Approval, Declaration, Disposal & Donation of Surplus Property**  
*Miscellaneous Telephone Equipment*

City Clerk Zerbonia advised she is requesting approval to declare, dispose of and donate surplus telephone property. She reminded Council, with the recently approved City wide voice over IP

system in place, these old phones are no longer needed. There have been 22 phones identified, 17 Toshiba and five (5) NEC brands, she is requesting surplus declaration of.

These phones, which were in City Hall offices and the Fire Department, have no monetary value and would be disposed of. We determined this by contacting another City that utilizes the Toshiba phones to check for interest and were advised they had none, even if we were to give to them. However, Chief Benjamin advised Zerbonia that St. John's Church/School has expressed an interest in obtaining the five (5) NEC brand phones, for parts, as they have the same, aging phones and difficulty obtaining replacement parts.

Zerbonia is requesting to declare 17 Toshiba and five (5) NEC phones as surplus property, with the NEC phones to be given to St. John's Church/School, for parts, with the Toshiba phones being disposed of.

A motion was made by Council Member Veach to approve the declaration of 22 phones as surplus property with 17 Toshiba phones being destroyed and five (5) NEC brands being donated to St. John's Church/School. The motion was seconded by Council Member Welch.

Motion carried.

**MIKE BENJAMIN – FIRE CHIEF**  
**Re: Implementation & Establishment, Mitigation Program**  
*Emergency and Non-Emergency Deployment & Services*  
*(Bill No. 21-002, to follow)*

Mike Benjamin, Fire Chief, approached Council advising he is requesting approval for an Ordinance for cost recovery on non-residential calls for vehicle accidents, fires or calls outs. This is a similar process that is currently used by the department for HazMat spills. These charges would cover equipment, supplies and personnel deployed to emergency and non-emergency scenes. The department has been researching this model for several months, and had also looked at it several years ago. However, costs continue to rise and the department must look at ways to recoup costs. Chief Benjamin has checked with other cities and insurance companies and this is common practice that they are familiar with.

Mayor Pro Tem Dobson asked if they were looking to use Recovery, USA for billing services, in which Benjamin advised the service would have to be let for bids. Mayor Pro Tem Dobson indicated he believes that Recovery, USA is the only company that collects these "fees" for fire departments and they even have a sample Ordinance on their website. Chief Benjamin has been working with City Attorney, James Lemon and his office, on preparing the Ordinance being presented this evening and are comfortable with it. Mayor Pro Tem Dobson believes the company keeps 20% of the fees recovered and it only takes 5-10 minutes to complete and submit a report. Council Member Codgal questioned if there would be a set fee amount, in which Deputy Chief Nieson advised fees are task dependent, which will determine the amount charged.

Mayor Hark advised Bill No. 21-002 is to follow, for a first reading.

**EDIE GRAUPMAN – DPW MGMT ASSISTANT**

**Re: Acceptance of Donated Property – General Warranty Deed and Settlement Agreement  
& Release**

*Kenneth & Deanna Taylor – 1805 Hope Street  
(Resolution No. 2316-21, to follow)*

Eddie Graupman, DPW Management Assistant, approached Council with two items. She advised her first item is acceptance of donated property from Kenneth and Deanna Taylor which is located at 1805 Hope Street. In 2020, this property suffered extensive fire damage and the property owners cannot afford to complete the repairs. The City has agreed to demolish the home and in lieu of the liens, the City would accept the property as a donation. The City has also received a check from the Taylor's insurance company to help offset the expenses incurred for the demolition.

Mayor Hark stated Resolution No. 2316-21 is to follow, for approval.

**Re: Rezoning – Lot 5 in Houck Addition, Second Revision  
A-One & Two Family to B-Multiple Family**

*Koontz Properties, LLC  
(Bill No. 21-003, to follow)*

Graupman's next item of business is a request to rezone property located at the intersection of Munger Lane and Stardust Drive know as Lot 5 in Houck addition, second revision. The request was received by Koontz Properties, LLC and is to rezone from A-One & Two Family to B-Multiple Family for a future development, pending approval. This request was discussed earlier this evening during the public hearing and also has received approval from the Planning & Zoning Commission.

Mayor Hark stated Bill No. 21-003 is to follow, for a first reading.

**RESOLUTION NO. 2315-21**

**A RESOLUTION AUTHORIZING ENTRY FOR CONSTRUCTION BETWEEN THE CITY OF HANNIBAL AND THE UNITED STATES ARMY CORPS OF ENGINEERS, TO CERTIFY THE CITY OF HANNIBAL HAS ACQUIRED THE REAL PROPERTY INTERESTS REQUIRED BY THE DEPARTMENT OF ARMY, AND OTHERWISE IS VESTED WITH SUFFICIENT TITLE AND INTEREST IN LANDS TO SUPPORT CONSTRUCTION OF THE 2019 PL84-99 REHABILITATION OF A FLOOD CONTROL WORK. FURTHER, AUTHORIZING THE DEPARTMENT OF ARMY, ITS AGENTS, EMPLOYEES AND CONTRACTORS, TO ENTER UPON LANDS IDENTIFIED IN THE ATTACHED RIGHT OF WAY MAPS TO CONSTRUCT THE 2019 PL84-99 REHABILITATION OF A FLOOD CONTROL WORK AS SET FORTH IN THE PLANS AND**

**SPECIFICATIONS HELD IN THE UNITED STATES ARMY CORPS  
OF ENGINEERS' DISTRICT OFFICE, ROCK ISLAND, ILLINOIS**

A motion was made by Council Member McCoy to have the City Clerk read Resolution No. 2315-21 and call the roll for adoption. The motion was seconded by Council Member Veach.

**ROLL CALL**

**Yes:** Council Member McCoy, Mayor Pro Tem Dobson, Council Member Cogdal, Mayor Hark, Council Members Bowen, Welch and Veach - 7

**No:** - 0 -

**Absent:** - 0 -

Motion carried.

Mayor Hark declared Resolution No. 2315-21 duly approved and adopted on this date.

**RESOLUTION NO. 2316-21**

**A RESOLUTION OF THE CITY OF HANNIBAL AUTHORIZING  
THE MAYOR TO ACCEPT AND EXECUTE A GENERAL  
WARRANTY DEED AND SETTLEMENT AGREEMENT &  
RELEASE FOR THE ACCEPTANCE OF DONATED PROPERTY TO  
THE CITY FROM KENNETH AND DEANNA TAYLOR, KNOWN AS  
1805 HOPE STREET**

A motion was made by Mayor Pro Tem Dobson to have the City Clerk read Resolution No. 2316-21 and call the roll for adoption. The motion was seconded by Council Member Veach.

**ROLL CALL**

**Yes:** Council Member McCoy, Mayor Pro Tem Dobson, Council Member Cogdal, Mayor Hark, Council Members Bowen, Welch and Veach - 7

**No:** - 0 -

**Absent:** - 0 -

Motion carried.

Mayor Hark declared Resolution No. 2316-21 duly approved and adopted on this date.

**BILL NO. 21-002**

**AN ORDINANCE OF THE CITY OF HANNIBAL ESTABLISHING  
AND IMPLEMENTING A PROGRAM TO CHARGE MITIGATION  
RATES FOR THE DEPLOYMENT OF EMERGENCY AND NON-  
EMERGENCY SERVICES BY THE FIRE DEPARTMENT FOR  
SERVICES PROVIDED/RENDERED FOR THE CITY OF  
HANNIBAL**

*First Reading*

A motion was made by Council Member McCoy to give Bill No. 21-002 a first reading. The motion was seconded by Mayor Pro Tem Dobson.

Motion carried.

**BILL NO. 21-003**

**AN ORDINANCE REZONING LOT 5 IN HOUCK ADDITION  
SECOND REVISION, CITY OF HANNIBAL, MARION COUNTY,  
MISSOURI AS RECORDED IN PLAT BOOK AT PAGE 47 FROM A  
ONE & TWO FAMILY TO B-MULTIPLE FAMILY AND AMENDING  
THE CITY'S ZONING MAP ACCORDING**

*First Reading*

A motion was made by Council Member Veach to give Bill No. 21-003 a first reading. The motion was seconded by Council Member Bowen.

Motion carried.

**CLOSED SESSION**

*In Accordance with RSMo. 610.021 (19)*

- (19) The City Council of the City of Hannibal wishes to meet in closed session pursuant to the provisions of RSMO 610.021 (19) to discuss security systems to be installed in Hannibal City Hall, which is real property owned by the City of Hannibal. The Council has determined that disclosure of this issue in an open meeting will impair the City's ability to protect the security and safety of City Employees and the City Hall building. The Council has further determined that the public interest in nondisclosure outweighs the public interest in disclosure of the records.

A motion was made by Council Member Veach to approve entering into closed session in accordance with RSMo. 610-021, sub-paragraph (19). The motion was seconded by Council Member Bowen.

**ROLL CALL**

**Yes:** Council Member McCoy, Mayor Pro Tem Dobson, Council Member Cogdal, Mayor Hark, Council Members Bowen, Welch and Veach - 7

**No:** - 0 -

**Absent:** - 0 -

Motion carried.

Mayor Hark then entertained a motion to enter into closed session in accordance with RSMo. 610-021, sub-paragraph (19), admitting himself, City Council Members, City Attorney James Lemon, City Manager Lisa Peck, City Clerk Angel Zerbonia, Director of Central Services Andy Dorian and Police Chief Lyndell Davis. A motion was made by Mayor Pro Tem Dobson to enter into closed session. The motion was seconded by Council Member Bowen.

**ROLL CALL**

**Yes:** Council Member McCoy, Mayor Pro Tem Dobson, Council Member Cogdal, Mayor Hark, Council Members Bowen, Welch and Veach - 7

**No:** - 0 -

**Absent:** - 0 -

Motion carried.

**OPEN SESSION**

A motion was made by Mayor Pro Tem Dobson to return to open session. The motion was seconded by Council Member Bowen.

Motion carried.

**ADJOURNMENT**

A motion was then made by Mayor Pro Tem Dobson to adjourn the meeting. The motion was seconded by Council Member Bowen.

Motion carried.

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**James R. Hark, Mayor**

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**Angelica N. Zerbonia, MRCC, CMO - City Clerk**